

Minutes of the Redevelopment Agency meeting held on Tuesday, December 14, 2010 at 4:00 p.m. in the Murray City Council Chambers, 5025 South State Street, Murray, Utah.

Present:	Jim Brass, Chairman	Mayor Snarr
	Krista Dunn	Jan Wells, Chief of Staff
	Darren Stam	Doug Hill, Public Services Director
	Jared Shaver	Frank Nakamura, City Attorney
	Jeff Dredge	Michael Wagstaff, Executive Director
		Tim Tingey, Executive Director
		Chad Wilkinson, City Planner
		Citizens

Chairman Jim Brass opened the meeting.

APPROVAL OF MINUTES

Jared Shaver made a motion to approve the minutes from November 16, 2010. Seconded by Jeff Dredge.

A voice vote was made. The motion passed, 5-0.

REVIEW AND RECOMMENDATION ON PROPOSED MODIFICATIONS TO THE FIRECLAY REDEVELOPMENT PROJECT AREA, STREET NETWORK, CIRCULATION PLAN AND STREET DESIGN CROSS SECTIONS AS PART OF THE TRANSIT ORIENTED DEVELOPMENT DISTRICT DESIGN GUIDELINES, AND TOD LAND USE ORDINANCE MODIFICATIONS

Chad Wilkinson stated that the RDA previously recommended approval to the City Council for some modifications to the Transportation Master Plan. Subsequently, UTA has come forward requesting additional right-of-way for the tracks, with a maximum encroachment of 6 feet 4 inches and tapering down to zero. He said that the developer had proposed a reduction to the landscape width in order to accommodate the tracks while leaving the trail 10 feet wide. He stated that the Transportation Master Plan requires a rail side trail that is 10 feet wide with 25 feet of landscaping. Mr. Wilkinson said that in this case, the plan was modified to allow the trail to meander and landscape had been approved in the UTA right-of-way. He said that staff reviewed the new proposal to decrease landscaping, but felt that it was not consistent with the vision for the area. He stated that staff has worked with the applicant to revise the proposal to reflect a reduction of the trail width down to 7 feet through a small area, which will guarantee 5 feet of landscaping between the trail and the roadway. Mr. Wilkinson said that 7 feet is still a reasonable width for the trail in the area of encroachment, and that the trail will transition back to 10 feet as soon as possible. He stated that staff didn't want to decrease landscape to less than 5 feet because that is the minimum needed for proper tree growth. He said that at the point of maximum encroachment, the landscape will only be 5 feet in width. He stated that staff is recommending approval of the change and considers the

proposal consistent with the general plan as transit-oriented development is vital to the area.

Krista Dunn made a motion to approve the changes as outlined by staff. Seconded by Jared Shaver.

A voice vote was made. The motion passed, 5-0.

UPDATE ON FIRECLAY AREA

Tim Tingey stated that Hooper Knowlton contacted him to communicate that financing for the apartment units has been approved by the State. He said that they are still pursuing HUD financing through the Federal Government and other sources. He said that Mr. Knowlton wants to start working on the development agreement components and was going to consult with Michael Brodsky to move forward. Mr. Tingey stated that he anticipates working through the agreement starting in January. He said that Mr. Brodsky has advised staff that there is interest for a development to go in on the Hamlet property west of Main Street for a convalescent care center.

Mr. Shaver asked about access to the site if there is commercial development in the northwest portion of the property. Mr. Tingey responded that there will be access off of Birkhill Boulevard.

Mr. Tingey stated that the Fireclay Villages developer is still working on the bridge element and that Doug Hill, Director of Public Services, is writing a memo outlining what is needed for the bridge.

Mr. Shaver asked if Michael Brodsky is open to working with Hooper Knowlton to make the development agreement work. Mr. Tingey responded that he anticipates cooperation, although a factor will be if the banks agree to allow Hamlet Homes to keep development agreements on the properties that they own. He said that he anticipates having more information in January.

Jim Brass asked if the Board is aware of the status of the Hamlet properties. Mr. Tingey responded that the issue was briefly discussed at the last meeting, and that Mr. Brodsky will be available at the January meeting for further discussion.

UPDATE ON EXTENSION AND EXPANSION OF THE CENTRAL BUSINESS DISTRICT (CBD)

Tim Tingey stated that he had hoped to have a final decision by the Taxing Entity Committee regarding the extension and expansion of the Central Business District. He said that although the County is supportive of the plan for extension and expansion, that an agreement could not be negotiated due to some restrictions that the County wanted to impose. He said that the County wanted to see the administrative costs in the CBD

reduced and that they also wanted to see the school district willing to provide more funding for the project area. Mr. Tingey stated that substantial work was done to reduce the administrative amount and negotiated a cap with the school district. He said that the current agreement with the school district is very positive for the City and that the County is satisfied with it. He said that the County requested housing and sustainability elements included in the area, and that those items are addressed in the resolution. He stated that recently the County indicated that they want to see a cap on the area, which was originally supposed to be based on the costs. Mr. Tingey stated that now the proposed cap is very restrictive and focused on parking facilities, which is very concerning. He said that the City needs more flexibility in order to facilitate development in the area. He said that the negotiations are ongoing and that the TEC decision meeting has been postponed until next year.

Jared Shaver asked why the County is concerned about parking. Tim Tingey responded that he thinks the County wants to protect their interests by controlling how the money is spent in the area. Jim Brass said that the County believes the project will be successful, and that he thinks they want to be able to decrease the contract time if enough money is collected. He stated that extending an RDA is difficult and somewhat unprecedented. He said that the extension will happen once the details are worked out. Krista Dunn agreed. Mr. Tingey stated that extending the time frame for tax increment is critical when meeting with developers. Mr. Brass said that there are significantly more property owners in the downtown area in comparison to the Fireclay area.

Tim Tingey stated that today he received notice of payment from the County in response to the November 1st Report. He said that the payment amount is \$1.61 million, which he is pleased with, and that an additional payment will be made next March. He said that the requested amount was \$1.83 million.

Meeting adjourned.

B. Tim Tingey, Executive Director